



MAYOR AND COUNCIL AGENDA

NO. 5

DEPT.: Community Planning and Development Services DATE PREPARED: 6/6/05
STAFF CONTACT: Jim Wasilak FOR MEETING OF: June 20, 2005

SUBJECT: Review of Schematic Building Design for proposed "West of Lake" Development - Tower Oaks

RECOMMENDATION: Staff recommends that the Mayor and Council approve the schematic building designs in advance of preparation of the Detailed Application submission to the Planning Commission.

DISCUSSION: In 1987, the Mayor and Council approved the Concept Plan for the City's first Comprehensive Planned Development (CPD), now known as Tower Oaks. The Concept Plan envisioned a major campus-style office park with various amenities and support services, including a residential component and free-standing restaurant. The Concept Plan was modified and reaffirmed in 1993 and 2001 by Resolution, which states that the Mayor and Council shall retain approval authority of building designs prior to submission of Detailed Applications. Schematic plans shall include the placement of buildings on the site and the relationship to other site components, as well as vertical sections and elevations to show building height, bulk and massing.

The Tower Companies, one of the two developers of Tower Oaks, have produced a conceptual design for the West of Lake site, also known as Development Area 4, in Tower Oaks. The subject portion of the development area is located at the southeast quadrant of Wootton Parkway and Tower Oaks Boulevard. The site is adjacent to the Cabin John Creek stream valley, and is heavily wooded. Note that Development Area 4 includes the existing 185,000 square foot office building at 2600 Tower Oaks Boulevard, built by Boston Properties. Per the Resolution, a maximum height of 125 feet is permitted.

The applicant is proposing a complex of buildings including a 198,400 square foot, nine-story office building, a 300-room hotel, and a 75,000 square foot fitness center. All of these uses are approved as part of the CPD Concept Plan for this site. The proposal necessitates the transfer of approximately 98,000 square feet of additional office floor area from other Development Areas within Tower Oaks (see circle 23). The Concept Plan allows for variation in nonresidential floor area among the land bays of plus or minus fifteen (15) percent. The proposed hotel includes both 200 traditional hotel guest rooms and 100 hotel residences, sold as condominium units, as well as meeting rooms and a large ballroom. Parking is provided in a garage under the building complex.

The site is designed such that the building components relate to each other yet remain distinct structures that clearly relate to the function of each building. The nine-story office building is located prominently on the site near the intersection of Tower Oaks Boulevard and Wootton Parkway to be visible to I-270. While this building is a different form than the Tower Building, the materials used will be similar and provide for continuity in design and character. Although this will be a nine-story building, it will appear significantly shorter than the Tower Building due to its lower base elevation. The rectangular-shaped building presents its narrow side to the closest residential areas, with the wider side oriented toward I-270.

The Renaissance hotel complex is located further south in the site and at a lower elevation than the office building, following the natural grade change. It consists of two towers that are perpendicular to each other, connected at the ground floor by the lobby, restaurant and ballroom spaces and entry plaza. The hotel facades have been designed as a series of layered planes that define the elegant residential nature of the structures. The fitness facility is located behind the two hotel towers, following the sloping contours of the property.

The hotel use will consist of one hotel tower that will contain 100 hotel residences sold as condominiums units, which are individual suites available for purchase, while the other tower will contain 200 traditional guestrooms. The majority (2/3) of rooms in the entire hotel will be guestrooms, with the hotel residences for either owners or their guests. The guestrooms and hotel residences comprise the hotel and are fully and functionally integrated, with the hotel services and the fitness club available to both. The guestroom and hotel residence elements benefit from services provided only to occupants of the hotel, including such services as concierge services; direct billing privileges (i.e., signing charges to a room); housekeeping; laundry and dry cleaning; babysitting; airport transportation; catering and room service; fax and message delivery; secretarial services; grocery purchasing; and fitness club membership. There should be no visible, physical or functional difference between the hotel and fitness club complex as proposed and a hotel comprised entirely of guestrooms. This proposal represents an evolution of the luxury hotel concept that combines two service-intensive lodging elements, with "residents" able to take full advantage of the support services and amenities of the hotel operation, and constitutes a hotel consistent with the Concept Plan and Zoning Ordinance.

The Mayor and Council considered the conceptual proposal of this project at the April 18 meeting. Additional information has been provided by the applicant to address concerns raised at that time.

Fiscal Impact: Construction of the project will result in increased property tax revenue to the City, the amount of which has not been determined at this time.

Next Steps: If the Mayor and Council approve the plans as presented for the Schematic Building Designs, the applicant will prepare formal submission of the Detailed Application for site development.

PREPARED BY:


Jim Wasilak, AICP, Chief of Long Range Planning

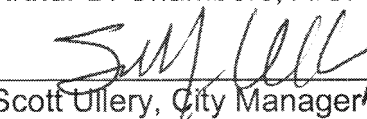
DATE: 6.14.05

APPROVED BY:


Arthur D. Chambers, AICP, Director

DATE: 6/14/05

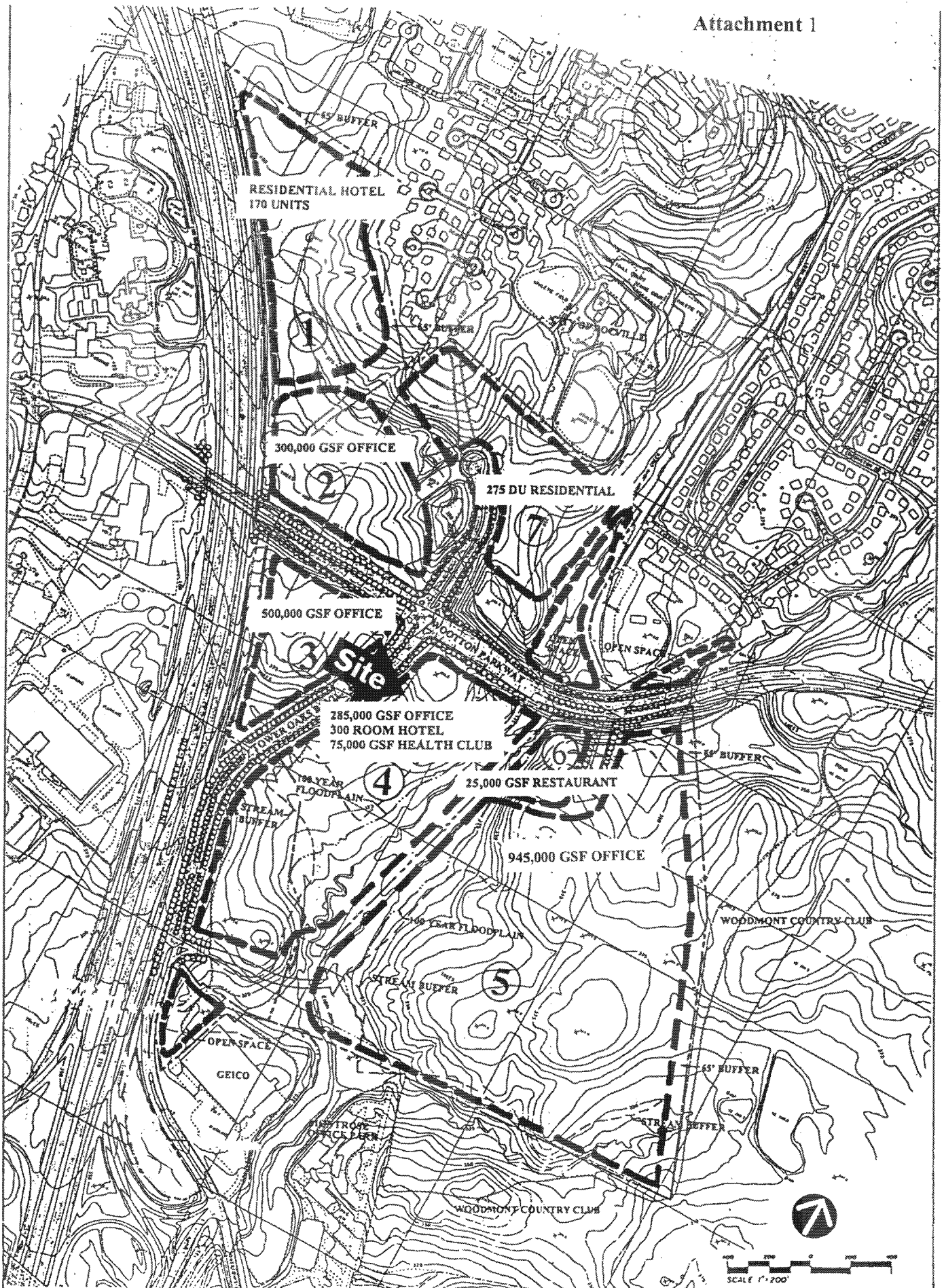
APPROVED BY:


Scott Ullery, City Manager

DATE: 6/15/05

LIST OF ATTACHMENTS:

1. Tower Oaks CPD Concept Plan Land Use
2. Submission information



CURRENT APPROVED DENSITY ALLOCATION JANUARY 2001

TOWER OAKS

COMPREHENSIVE
PLANNED
DEVELOPMENT

1



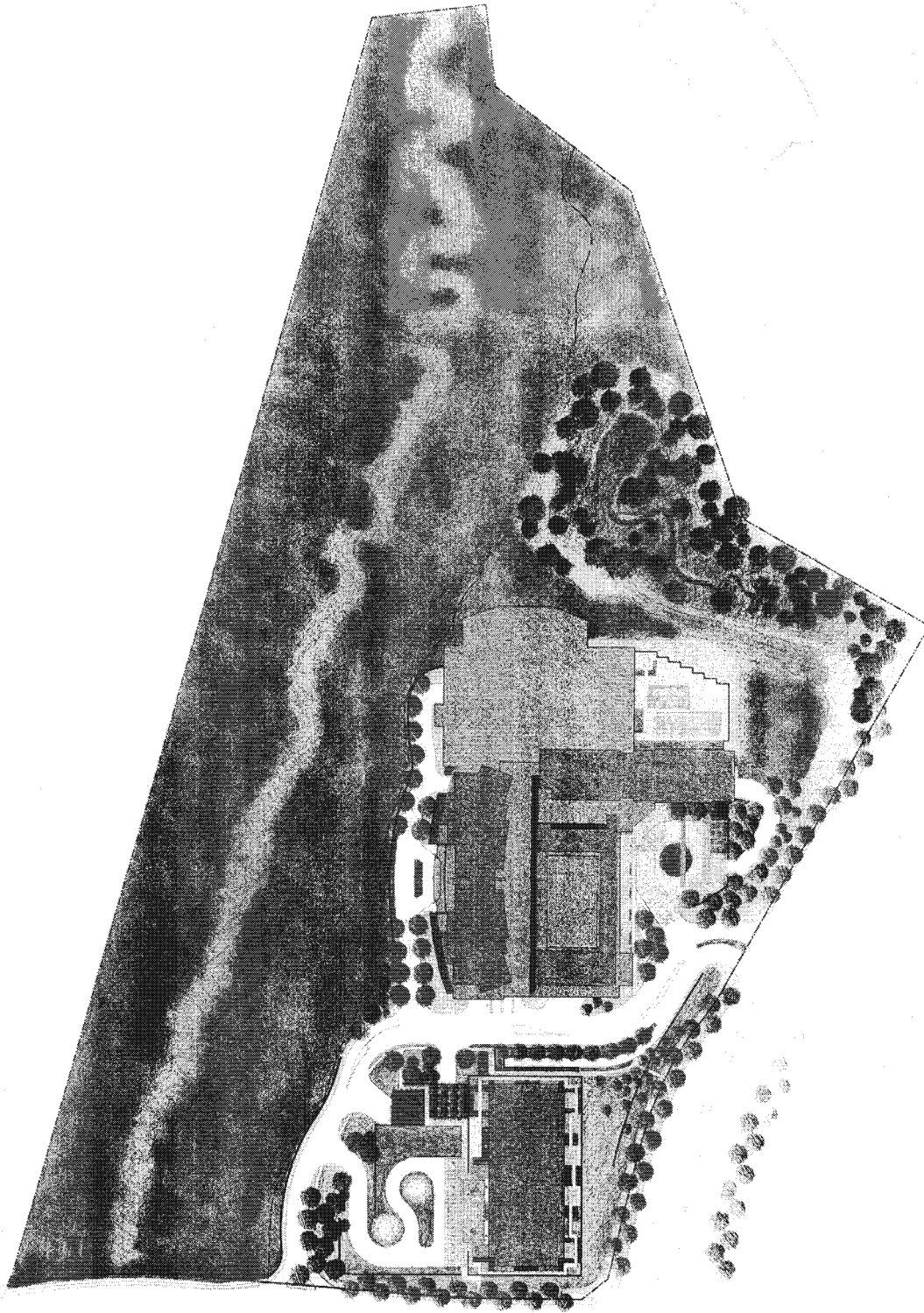
OVERVIEW

THE TOWER OAKS SITE, ESTABLISHED IN 1991, WAS THE FIRST COMMERCIAL DEVELOPMENT IN THE TOWER OAKS SUBDIVISION.

KGD

BBG BBGM

TOWER OAKS MIXED USE



LANDSCAPE PLAN

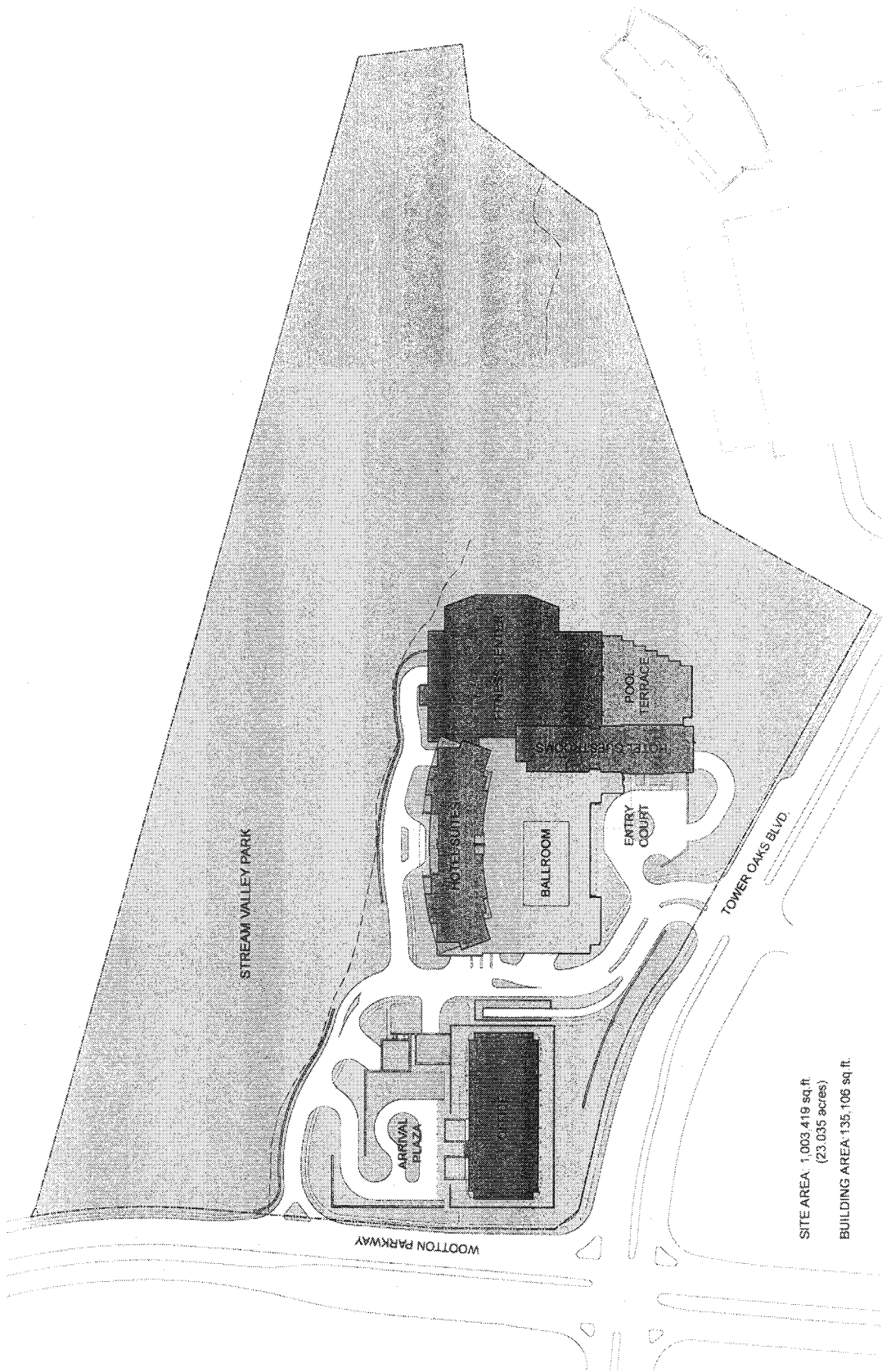
THE TOWER OAKS MIXED USE DEVELOPMENT
 10000 TOWER OAKS DRIVE, SUITE 100
 FARMINGTON, CT 06030-1000

TOWER OAKS MIXED USE

BBG-BBGM

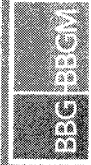
KGD

TECHNICAL
 DRAWING



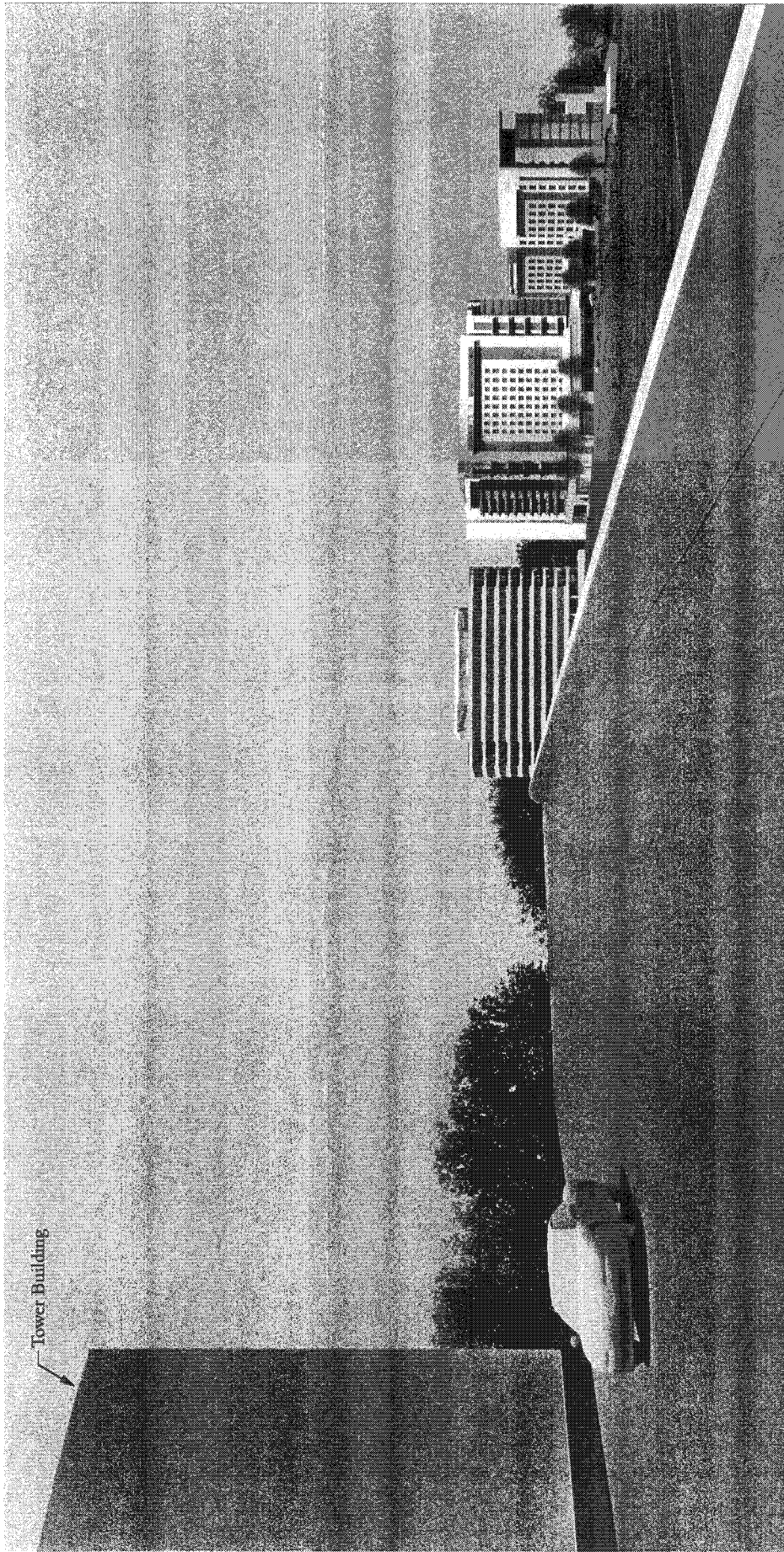
SITE AREA: 1,003,419 sq. ft.
(23.035 acres)
BUILDING AREA: 135,106 sq. ft.

SITE PLAN



TOWER OAKS MIXED USE

THE TOWER OAKS MIXED USE DEVELOPMENT IS A
MAJOR DEVELOPMENT IN THE TOWER OAKS AREA



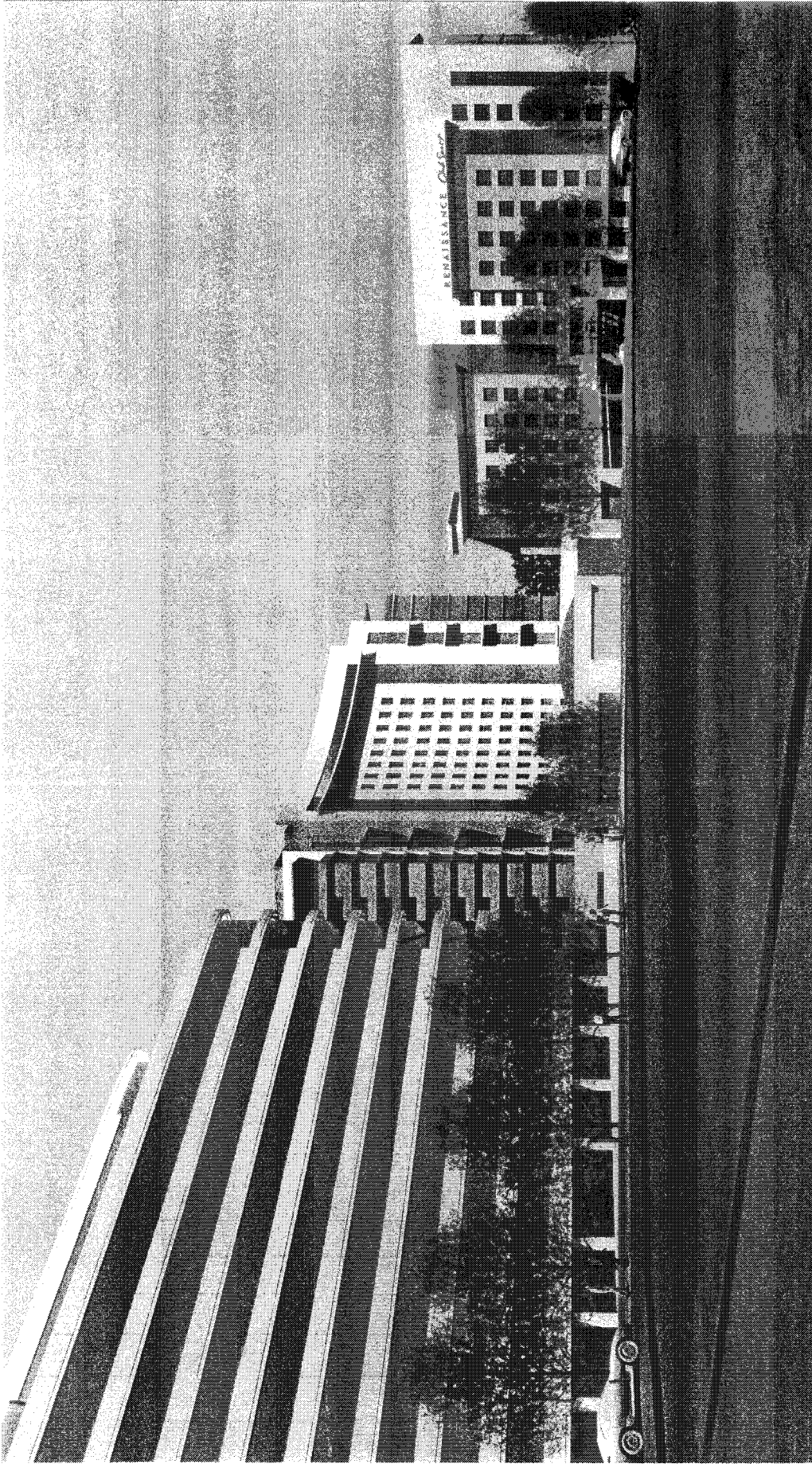
VIEW FROM WOTTON PARKWAY OVERPASS

THE TOWER COMPLEX ALTERNATIVE EXTERIOR
 MARKET-ORIENTED / GROUND-LEVEL SPACE

TOWER OAKS MIXED USE

BBG+BBGM





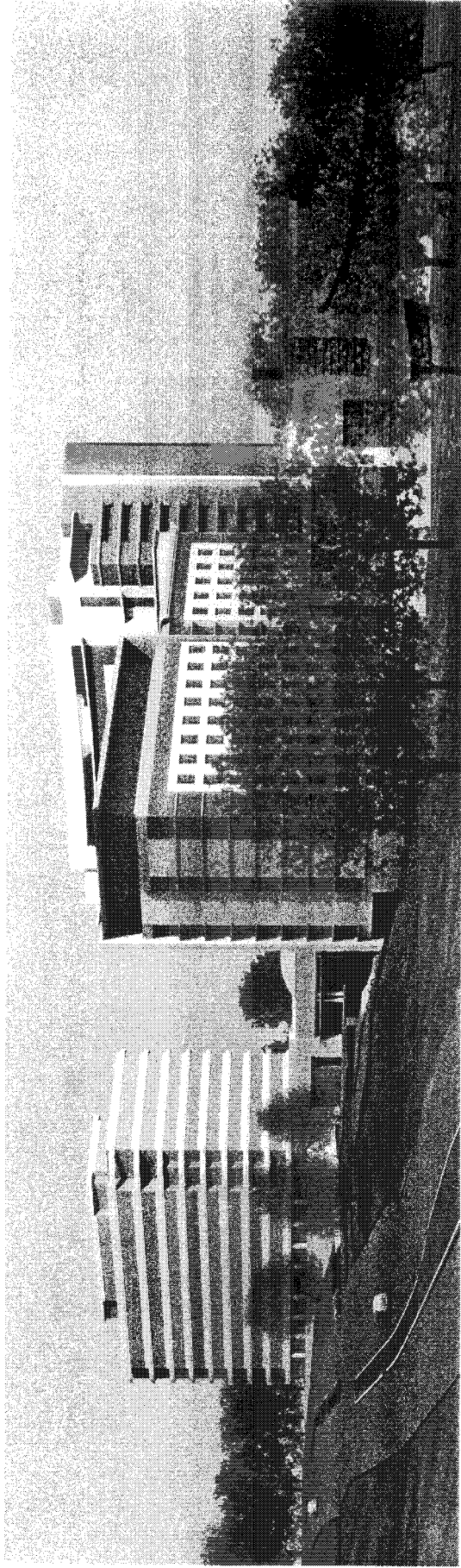
VIEW FROM INTERSTATE PARKWAY, NEAR TOWER OAKS BOULEVARD

THE TOWER OAKS MIXED USE
A COMMUNITY DEVELOPMENT PROJECT

TOWER OAKS MIXED USE

BBG+BBGM

K20D



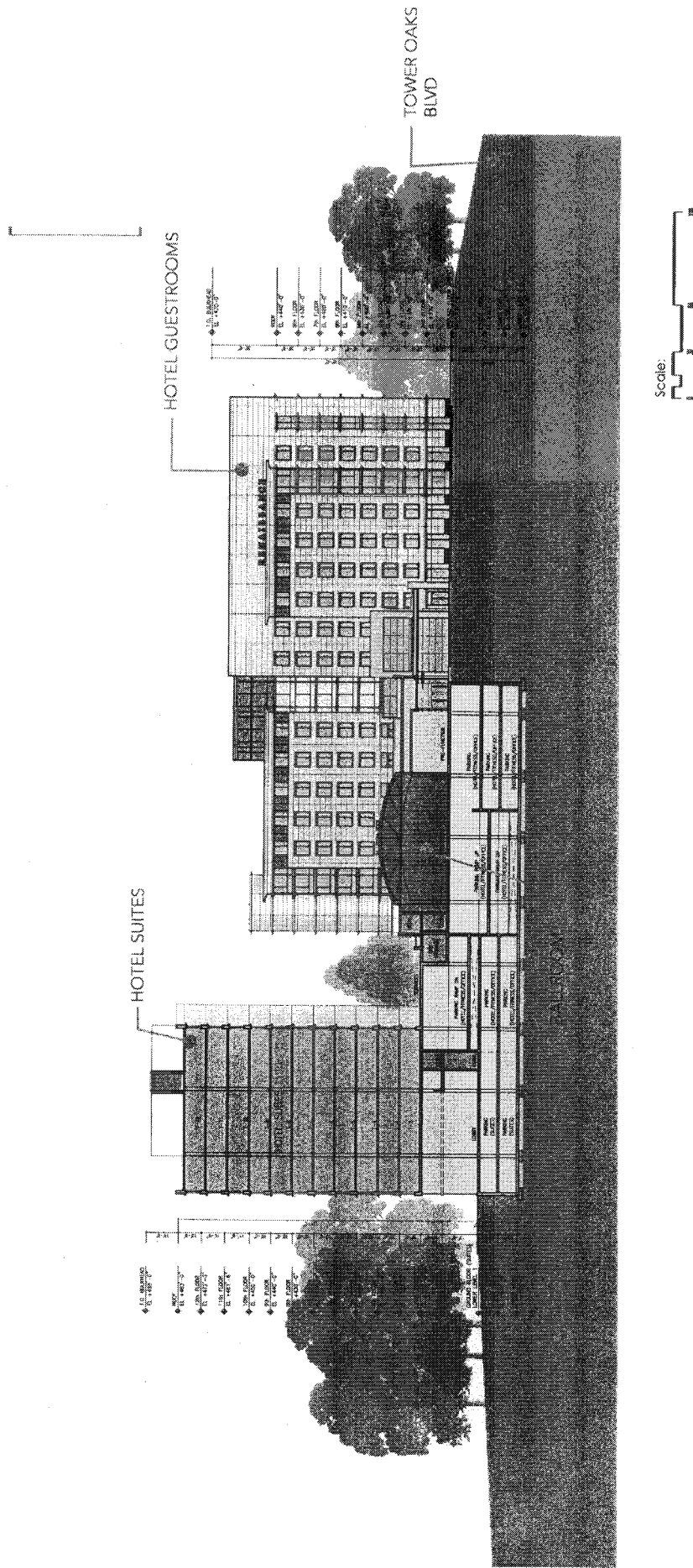
VIEW FROM INTERSTATE 270

THE OWNER COMPLETED A PHASE 1 ENVIRONMENTAL
IMPACT STATEMENT FOR THE PROJECT.

TOWER OAKS MIXED USE

BBG-BBGM





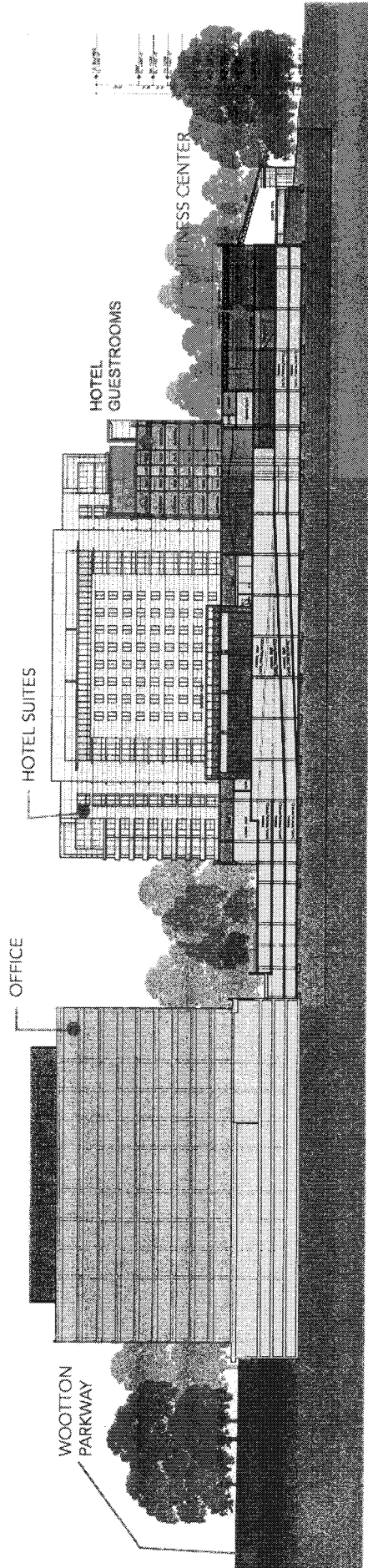
EAST-WEST SECTION

THE TOWER OAKS MIXED USE DEVELOPMENT
 (COURTESY OF THE TOWER OAKS MIXED USE DEVELOPMENT)

TOWER OAKS MIXED USE

BBG BBGM

KCD



Scale: 1" = 10'

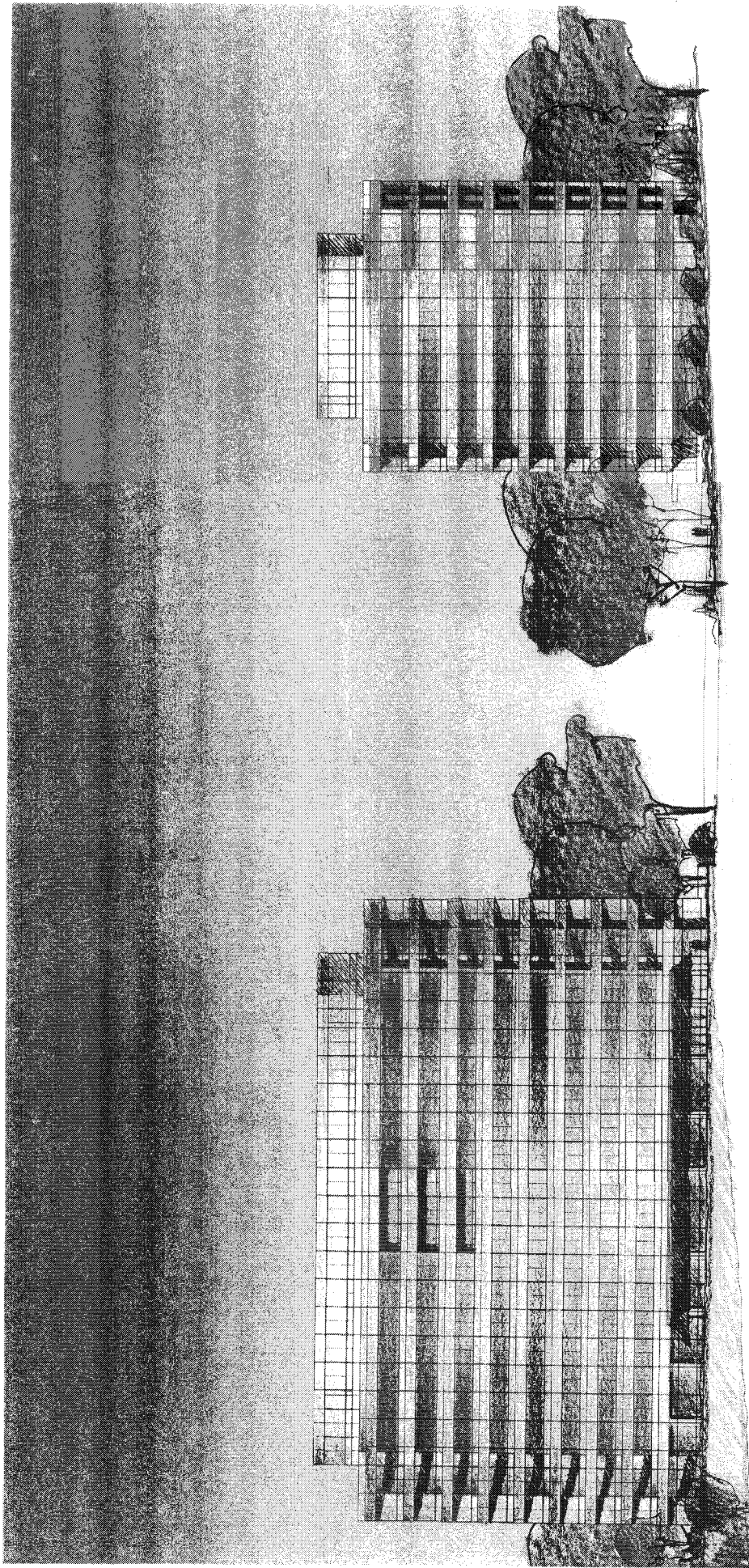
NORTH-SOUTH SECTION

THE TOWER OAKS MIXED USE
WASHINGTON, DC

TOWER OAKS MIXED USE

BBG BBGM

KGP



NORTH

EAST

OFFICE ELEVATIONS

THE TOWER OAKS MIXED USE PROJECT
 ARCHITECTURAL ELEVATIONS

TOWER OAKS MIXED USE

